

Luton & South Beds Joint Committee

Notes of the Meeting of the Member Steering Group held at the JTU Offices at Capability Green, Luton on 13th June 2008

Present:

Members:

Cllr Roy Davis (Chairman) (LBC)
Cllr Peter Rawcliffe (SBDC)
Cllr Tom Nicols (SBDC)
Cllr John Scott (BedsCC)

Officers:

David Hussell (Manager JTU)
Chris Pagdin (LBC)
David Atkinson (LBC)
Keith Dove (LBC)
Anne Brereton (SBDC)
Rebecca Yee (SBDC)
Andrew Johnson (SBDC)
Bijon Bhowmick (Project Co-ordinator)

Apologies Rec'd:

Richard Watts (BedsCC)

	<u>ACTION</u>
<p>The main purpose of the meeting was to note/review progress from discussions held at the MSG meeting on 6th June 2008. In order to facilitate the review of the progress, the following papers were circulated at the meeting:</p> <ul style="list-style-type: none">▪ Housing Trajectory & Preferred Strategic Urban Extensions▪ Appendix A – showing the Trajectory▪ Advantages of the Recommended Way Forward towards producing a Core Strategy Preferred Option▪ A map showing the Proposed Public Transport Improvements relating to the emerging Core Strategy Preferred Option. <p>DH reported that the officers had made a lot of progress during this week and that we were on course to finalise the draft Core Strategy (CS) for consideration by the JC. The document reflected an appropriate geographical balance and offered opportunities for new residents. In his introduction, DH drew Members attention to the following key points:</p> <ul style="list-style-type: none">▪ <u>Densities</u> – the scope for reducing densities was limited in view of the significant number of consents which had already been granted but awaited implementation;	

		<u>ACTION</u>
	<ul style="list-style-type: none"> ▪ <u>Housing Trajectory</u> it showed that the peak was now less pronounced than before and the Trajectory was underpinned by firm evidence and reflected reality; ▪ <u>Urban Extensions</u> – The report (reference made to Table 1) relied on seeking a major contribution from Sites ‘C’ and ‘D’; ▪ Finally, he drew Members attention to the short paper entitled “Advantages of the Recommended Way Forward Preferred Option” which suggested that the approach advocated would help deliver a balanced strategy and entailed the development of a balanced portfolio of sites (greenfield/brownfield) in reasonable proximity to the LHR conurbation. <p><u>Discussion</u></p> <p>During the ensuing discussion, the principal items discussed included the following:</p> <ul style="list-style-type: none"> ▪ Areas ‘C’ and ‘D’ – the scale of growth envisaged at these sites and their phasing was discussed –members would like to see an explanation included in the CS which justified both the level of growth and phasing being proposed. ▪ Status of the Allocations at the Proposed Areas for Urban Extensions – Paragraph 3.3 referred to the various Areas (and the corresponding level of growth allocated to them) considered appropriate to accommodate the Urban Extensions but they were indicative at this stage. It was agreed that more work needed to be carried out before September in respect of all the ‘Areas’ and their limitation would be acknowledged in the June draft; ▪ Status of Urban Capacity Estimates – Members were anxious to ensure that these estimates were defensible and it was agreed to put any caveats about these estimates in the draft CS and the text would make it clear that these estimates would be updated as and when necessary. ▪ Need for the provision of family homes in the Luton area – the development to the East of Luton would help cater for this deficiency; ▪ Map showing the public transport improvements – it was agreed that the revised map in the June draft would incorporate the strategic employment sites; 	

	<ul style="list-style-type: none"> ▪ The need for a separate map on transport was agreed. ▪ Park and Ride sites – Members attention was drawn to the fact that all the three major Urban Extensions could have ‘Busway’ extended to them; ▪ Status of the June draft – The basis of the June draft would be premised on the information available but if new information emerged between June and September, the September version would reflect that new information and the revised version would then be subject of public consultation at that time. <p>The Chairman summarised the discussion by highlighting the following points:</p> <ul style="list-style-type: none"> • Subject to consideration of the above points and any consequential revisions needed, this report would be the basis of our report to the Joint Committee • We would go public with this information on the 23 July and draft CS would be placed on the website on that date • The next scheduled meeting of the MSG on the 20 June was cancelled. 	
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